

**DRAFT**

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING MINUTES  
MONDAY, OCTOBER 6, 2014 – LEGISLATIVE CHAMBER, ROOM 314,  
TOWN HALL, WEST HARTFORD, CT 06107**

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**ATTENDANCE:** Kevin Ahern, Chair; Kevin Prestage, Vice Chair; Commissioners: Jeffrey Daniels; Alternates: John O'Donnell and Michele Maresca; Todd Dumais, Town Planner/Secretary to TPZ; Catherine Dorau, Associate Planner; Patrick Alair, Corporation Counsel.

**ABSENT:** Commissioners: Paul Freeman and Michael Seder; Alternate Liz Gillette

**ADJOURNMENT:** Motion/Prestage; Second/Daniels (Maresca seated for Freeman) (O'Donnell seated for Seder) **Vote: (5- 0).** Meeting adjourned at 9:18 PM

**MINUTES:**

1. Approval of Minutes:

- a. Minutes of Regular Meeting, Wednesday, September 3, 2014. *Seated Ahern, Prestage, Daniels, Maresca (Motion/Prestage; Second/Daniels) Vote: 4 -0 to accept*

**COMMUNICATIONS:**

2. **188 Westmont** – Letter from Myron & Linda Congdon requesting the transfer of the IWW permit #993 to the new owner, Salvatore Leone. The title of the property is held under the name of 188 Westmont, Lot B LLC. The Inland Wetland and Watercourse permit was granted on April 7, 2014. *Communication item accepted. Motion/O'Donnell; Second/Prestage (Maresca seated for Freeman)(O'Donnell seated for Seder); Vote: 5-0*

**NEW BUSINESS:**

3. **32 Pheasant Chase** - Application (IWW #1011) of John Williamson, Landmark Inc. (Mr. & Mrs. Eric Reimer, R.Os.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant proposes the construction of an approximately 20' x 36' in-ground gunite swimming pool along with associated grading. In addition to the swimming pool, the proposal includes a spa, paver patio and 2' high granite wall. (Submitted for IWWA receipt on October 6, 2014. Presented for determination of significance.) *Determined to be potentially significant and set for public hearing on November 3, 2014. Motion/Daniels; Second/Prestage (Maresca seated for Freeman) (O'Donnell seated for Seder); Vote: 5-0.*

4. **1700 Asylum Avenue** - Application (SUP #1062-R3-14) of the Town of West Hartford (Brian Coco, West Hartford Little League - Contact) requesting an amendment to the existing Special Use Permit to allow for a 24' x 12' storage shed to remain on site in a proposed new location. (Submitted for TPZ receipt on October 6, 2014. Suggest required public be scheduled for November 3, 2014.) *Set for required public hearing on November 3, 2014. Motion/Daniels; Second/Maresca (Maresca seated for Freeman )(O'Donnell seated for Seder) Vote: 5-0*
5. **110 Sunset Farm Road** - Application (SUB #295) of Crossroad Ventures, LLC (Jim Cassidy, P.E.) requesting approval of a two (2) lot residential subdivision of an approximately 2.04 acre parcel The property is located in an R-40 single family zone requiring a minimum lot area of 40,000 sf. The proposed lots are approximately 47,552 sf and 41,372 sf. (Submitted for TPZ receipt on October 6, 2014. Suggest required public hearing be scheduled for November 3, 2014.) *Set for required public hearing on November 3, 2014. Motion/O'Donnell; Second/Prestage (Maresca seated for Freeman)(O'Donnell seated for Seder)(Daniels abstained) Vote: 4-0*

**OLD BUSINESS SCHEDULED FOR PUBLIC HEARING AND DECISION ON SEPTEMBER 3, 2014; PUBLIC HEARING CONTINUED TO OCTOBER 6, 2014:**

6. **2 Ferncliff Drive** - Application (IWW #1005) of ZAP Group, LLC (Michelle LeConche, R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Hart Meadow Brook). The applicant proposes the construction of an approximately 2,200 sf single family home on the 1.19 acre parcel along with associated site improvements. In addition to site grading, the proposal includes a paved driveway, clearing of the rear yard, removal of trees, drainage improvements and connecting to sanitary sewer. (Submitted for IWWA receipt on July 2, 2014. Determined to be potentially significant and set for public hearing on August 4, 2014. Applicant requested a postponement to September 3, 2014. Public hearing continued to October 6, 2014.) *Applicant requested to withdraw application. Motion to accept withdrawal and accept new application and set directly to public hearing on November 3, 2014. Motion/O'Donnell; Second/Daniels (Maresca seated for Freeman)(O'Donnell seated for Seder) Vote: 5-0.*

**OLD BUSINESS SCHEDULED FOR PUBLIC HEARING AND DECISION ON OCTOBER 6, 2014:**

7. **60 Brook Street, 20 & 26 Brook Street** – Application (IWW #1007) of H-K Connecticut Holding Company requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on August 4, 2014. Suggest required public hearing be scheduled for September 3, 2014. Public hearing postponed at applicant's request to October 6, 2014.) *Inland Wetland*

*Map Amendment approved. Motion/Daniels; Second/Prestage (Maresca seated for Freeman) (O'Donnell seated for Seder); Vote: 5-0.*

8. **60 Brook Street** – Application (IWW #1004) of H-K Connecticut Holding Company requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Jacobs Brook). The applicant proposes to conduct an approximately 875 s.f. soil remediation project within the 150' upland review area. (Submitted for IWWA receipt on August 4, 2014. Determined to be potentially significant and set for public hearing on September 3, 2014. Public hearing postponed at applicant's request to October 6, 2014.)  
*Inland Wetland Permit granted. Motion/Prestage; Second/Daniels (Maresca seated for Freeman) (O'Donnell seated for Seder); Vote: 5-0.*
9. **97 Waterside Lane** - Application (IWW #1010) of Bryan Stolz, Landscape Architect (Cathy Gobes & Al Masciocchi, R.O.s) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Wood Pond). The applicant proposes to rebuild the existing dock on the existing footprint. The dock is approximately 16' long x 4' wide with a 4' x 8' end. (Submitted for IWWA receipt on September 3, 2014. Determined to be potentially significant and set for public hearing on October 6, 2014.)  
*Inland Wetland Permit granted. Motion/Daniels; Second/Prestage (Maresca seated for Freeman) (O'Donnell seated for Seder); Vote: 5-0.*

#### **TOWN COUNCIL REFERRAL AND REQUEST FOR REPORT:**

10. **714-772 and 774 North Main Street (Webster Bank - Crossroads Plaza)-** Application (SDD #4-R1-14) on behalf of Webster Bank N.A. ("Webster Bank"), Lessee of 774 North Main Street, West Hartford, one of several properties owned by SEA Crossroads West Hartford, LLC, at 714-772 and 774 North Main Street which together comprise Special Development District #4 known as Crossroads Plaza at Bishops Corner for a redesign of the previously approved but still to be constructed improvements to Webster Banks including the reconfiguration of the bank's interior, renovation of the existing building's exterior, elimination of the proposed roof canopy and entrance configuration, slight widening of approved driveway through area to accommodate a reconfigured ATM, and changes to entrance landscaping. (Town Council receipt on September 9, 2014. Town Council public hearing scheduled for October 14, 2014. TPZ receipt on October 6, 2014.)  
*TPZ recommended approval. Motion/Daniels; Second/Prestage (Maresca seated for Freeman) (O'Donnell seated for Seder); Vote: 5-0.*
11. **Zoning Ordinance Permitting the Installation of Alternative Energy of Generating Equipment** – Amendment to Section 177-37.3., to establish definitions, permitted accessory and main uses and standards for alternative energy generating equipment. (Town Council receipt on September 23, 2014. Town Council public hearing scheduled for October 28, 2014. TPZ receipt on October 6, 2014.)

***TPZ recommended approval. Motion/O'Donnell; Second/Daniels (Maresca seated for Freeman) (O'Donnell seated for Seder); Vote: 5-0.***